

**GOVERNMENT OF TELANGANA**  
**ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Residential land use to Commercial use (M/s. Indian Oil Corporation) in Sy.No.120 of Malkapur (Choutuppal) (V), Choutuppal (M), Yadadri Bhuvanagiri District to an extent of 25935.1 sq mts - Confirmation of Draft Variation - Notification - Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT**

**G.O.Ms.No. 24**

**Dated: 19-02-2024**  
**Read the following:-**

1. From M.C., HMDA, Lr.No: 057623/GHT/CLU/U6/HMDA/03112022, Dated:14.02.2023.
2. Minutes of CLU Committee held on 01.07.2023.
3. Govt. Memo No.3651/Plg.I(1)/2023, Dated:05.10.2023.
4. From M.C., HMDA, Lr.No: 057623/GHT/CLU/U6/HMDA/03112022, Dated:03.11.2023.
5. Govt. Letter No. 3561/Plg.I(1)/2023, Dated:13.11.2023
6. From M.C., HMDA, Lr.No: 057623/GHT/CLU/U6/HMDA/03112022, Dated:30.12.2023.
7. From M.C., HMDA, Lr.No: 057623/GHT/CLU/U6/HMDA/03112022, Dated:16.02.2024.

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**ORDER:**

The draft variation to the land use envisaged in the notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, in Government Memo 3<sup>rd</sup> read above, was published in the extraordinary issue of the Telangana Gazette. No.200, Dated:11.10.2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant have remitted conversion / Change of Land Use Charges along with interest of Rs.51,87,020/- (Rupees Fifty One Lakhs Eighty Seven Thousand and Twenty Only) i.e., Rs. 50,87,020/- vide UTR No.SBIN123342749526, dt: 08.12.2023 and Rs. 1,00,000/- vide UTR No. SBIN322315960388, dt:11.11.2022. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extraordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

**VARIATION**

The site in Sy.No.120 of Malkapur (Choutuppal) (V), Choutuppal (M) Yadadri Bhuvanagiri District to an extent of 25935.1 Sq.Mts, which is presently earmarked for Residential use in the notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, is designated as Commercial use, **subject to the following conditions** .

1. The applicant shall comply the conditions laid down in G.O.MS. No. 168 MA Dt:07.04.2012.

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2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice:
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The Regional Ring Road (90Mt) wide proposed road alignment, as per the Master Plan shall be maintained in the proposal by the applicant.
9. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
10. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
11. Commercial use will be considered on the site under reference subject to payment of 3 times of impact fee.
12. The applicant shall hand over the said 90 mtrs RRR road affected area to the local body through registered gift deed while getting the building permission.

**SCHEDULE OF BOUNDARIES**

North : Neighbour's land in Sy.No.119 of Malkapur (V)  
South : Neighbour's land in Sy.No.121 of Malkapur (V)  
East : Neighbour's land & water body in Sy.No.122 of Malkapur (V)  
West : Part of IOC land in Sy.No.120 of Malkapur (V)

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.DANA KISHORE  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Yadadri Bhuvanagiri District.  
Sf /Sc.

**//FORWARDED BY ORDER//**

**SECTION OFFICER**